

23/2005/017

MR P H BOUND & MRS N M BOUND

CHANGE OF USE OF LAND FROM Paddock/ORCHARD TO RESIDENTIAL CURTILAGE/GARDEN AT LAND TO REAR OF SOAP HOUSE, SAND STREET, MILVERTON.

12062/25727

FULL PERMISSION

PROPOSAL

The proposal comprises the change of use of a paddock/orchard, classed as agricultural land, to form an extended garden to the east of the applicants existing garden to the rear of properties at Sand Street and Fore Street. The area of land measures roughly 55 m x 30 m.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER the proposed change of use would alter the character of the area (Conservation Area) which is one of an unmanaged paddock but with considerable local amenity in a quiet area of the Conservation Area. The change of use would alter its historic character and potentially open up the possibility of future residential development or at least that of proliferation of garden structures such as swings, sheds, greenhouses etc. In my opinion the proposals would be contrary to EN14. CONSERVATION OFFICER the proposed change of use could have a very different impact than the existing orchard and hence detrimentally affecting the character of the Conservation Area. Objections raised.

PARISH COUNCIL no objections.

ONE LETTER OF REPRESENTATION has been received raising the following issues:- provided the one residential property is to be built then no objection; parking will be difficult.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1 and S2, (safeguard visual and residential amenity), EN12 (Landscape Character Areas), EN14, (Conservation Areas) Development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area.

ASSESSMENT

Planning policy generally restricts the change of use of agricultural land to garden due to the subsequent detrimental visual impact on the land due to the siting of domestic structures, sheds etc and planting of domestic shrubs and trees. Furthermore the site is

located within the designated Milverton Conservation Area where proposals should maintain or enhance its character. The proposed change of use would alter the character of the area which is one of an unmanaged paddock but with considerable local amenity in a quiet area of the Conservation Area. The change of use would alter its historic character due to the likely proliferation of garden structures such as swings, sheds, greenhouses etc. The proposal is therefore considered not to maintain or enhance the character and appearance of the Conservation Area and as such is contrary to Policy EN14 and would be at odds with the established/historical, open spaces of the village and this pattern of development should be respected.

The letter of representation received refers to the erection of a dwelling, however no such development is proposed in this backland position.

RECOMMENDATION

Permission be REFUSED on the grounds that the proposal would constitute an undesirable intrusion into an attractive open space to the detriment of the visual amenities of the locality and character and appearance of the Conservation Area and as such would be contrary to Policies S1, S2, EN12 and EN14 of the Taunton Deane Local Plan.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356586 MR R UPTON

NOTES: